



HARWOODS

Chartered Surveyors & Estate Agents



20 Spring Gardens, Wellingborough
Northamptonshire NN8 2AA

£290,000 Freehold

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20 Spring Gardens, Wellingborough, Northamptonshire NN8 2AA

A good sized three bedroom detached family house with long driveway, single garage and a generous sized garden. The property is situated in a central and convenient position within walking distance of the town centre shops and local schools.

The accommodation includes a hallway, downstairs cloakroom/wc, living room, dining room, kitchen, UPVC double-glazed conservatory, landing and three good sized bedrooms (smallest is 3.33m x 2.29m). Other features include gas radiator central heating and UPVC double-glazing.

Viewing recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Lobby

UPVC double-glazed entrance door, UPVC double-glazed panels to the front & side. Terrazzo tiled floor, gas and electricity meter cupboard, door to cloakroom and access to entrance hall.

Cloakroom/WC

White suite comprising toilet and vanity washbasin. Radiator, terrazzo tiled floor and UPVC double-glazed window to the side.

Entrance Hall

Radiator, ceiling coving, central heating thermostat, under-stairs cupboard with Worcester gas central heating boiler, stairs to first floor landing (with stair lift), doorway to kitchen and door to living room.

Living Room

14'9" x 11'2" (4.50m x 3.40m)

Stone fire-surround with enclosed solid-fuel fire. Two radiators, coving and UPVC double-glazed window to the front. Opening that leads to:

Dining Room

10'9" x 9'0" minimum (3.28m x 2.74m minimum)

Radiator, coving, UPVC double-glazed window giving view over the rear garden, door to:

Kitchen

10'11" x 10'5" (3.33m x 3.18m)

Range of dark grey high gloss units to include single drainer sink, base cupboards, base drawers, tall larder cupboard, wall cupboards and work-surface areas. Ceramic hob, filter canopy and electric oven. Radiator, tiled floor, plumbing for washing machine, plumbing for slimline dishwasher and UPVC double-glazed window and similar door to conservatory.

Conservatory

11'2" x 7'7" (3.40m x 2.31m)

UPVC double-glazed construction with polycarbonate style roof. Door to the garden.

First Floor Landing

Airing cupboard housing the hot water cylinder, loft access hatch, UPVC double-glazed window to the side, doors off to:

Bedroom 1

12'10" minimum x 11'2" (3.91m minimum x 3.40m)

Radiator and UPVC double-glazed window to the front.

Bedroom 2

10'9" x 10'5" maximum (3.28m x 3.18m maximum)

Radiator, coving and UPVC double-glazed window to the rear.

Bedroom 3

10'11" x 7'6" (3.33m x 2.29m)

A good sized 3rd bedroom with radiator, coving and UPVC double-glazed window to the rear.

Shower Room

9'0" x 5'6" including bulkhead (2.74m x 1.68m including bulkhead)

With white suite comprising WC, vanity washbasin and shower. Radiator and UPVC double-glazed window to the front.

Front Garden

Front garden with lawn. Ramped access to the front door. Good length block paved side driveway, with space for three to four cars, leading to the garage.

Garage

19'6" x 9'1" (5.94m x 2.77m)

Up & over door to front, electric light, rear window and side personnel door.

Rear Garden

Good length rear garden with lawn and shrubs.

Council Tax Band

North Northamptonshire Council. Council Tax Band C.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

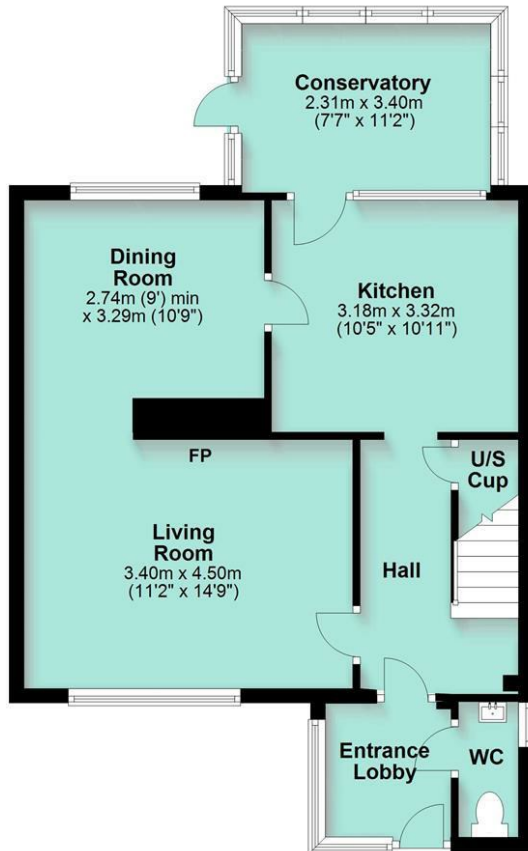




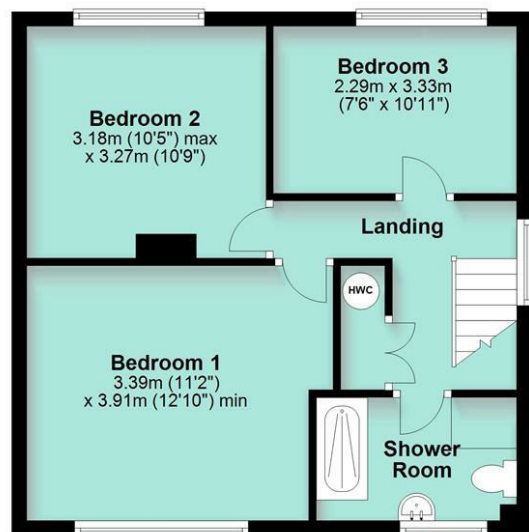
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Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	81